

CITY OF MINNEAPOLIS

At a Glance: Linden Hills

Department of Regulatory Services

September 10, 2015



Minneapolis
City of Lakes



Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Conversion & CHOWN (Change of Ownership)

- Conversions refer to properties that have been converted to a rental licensed property
- Change of Ownership means a rental licensed property has changed ownership

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP (Conduct on Premise)

- COP Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to a "Good Cause List" which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU (Problem Properties Unit)

- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

Police Calls

- Police Calls are defined as all police activity that has occurred at properties in a given ward or neighborhood over the last two years. Several police calls can be associated with one particular incident.
- Police calls at an intersection, street or area not identified at a specific property are not included. Domestic and medical related calls are also not included.

Rental Licenses

- Includes all rental dwellings and dwelling units, including rented single-family dwellings and rented dwelling units in owner-occupied dwellings, as well as to rented condominiums, rented townhouses and leasehold cooperative dwelling units
- Certain dwellings are exempt including hotels; convents; monasteries; licensed nursing homes; licensed board and care homes; parsonages; parish houses; manse and rectories; hospitals; public housing; and owner-occupied dwelling units in a cooperative, condominium or townhouse building

VBR (Vacant Building Registry)

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Linden Hills Profile

as of 9/10/15



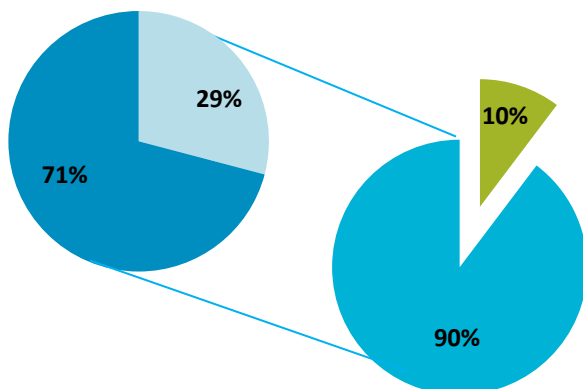
<u>Assessor's Land Use for All Properties</u>	<u>Count</u>	<u>%</u>
Bar, Restaurant, Club, Entertain.	04	0.1%
Comm Work Shop	00	0.0%
Common Area	05	0.2%
Garage or Misc. Residential	105	3.3%
*Group Residence	01	0.0%
Ind. Warehouse, Factory	00	0.0%
Institution, School, Church	09	0.3%
Misc. Commercial	01	0.0%
*Mixed Comm., Res, Apt	08	0.3%
*Multi Family (Residential)	247	7.8%
Not Available	00	0.0%
Office	07	0.2%
Public Accommodations	00	0.0%
Retail	22	0.7%
*Single Family (Residential)	2,691	85.0%
Sport or Recreation Facility	02	0.1%
Utility	00	0.0%
Vacant Land	60	1.9%
Vehicle Related Use	04	0.1%
Grand Total	3,166	100%

[Click here to see a complete neighborhood business directory.](#)

*Includes Residential Use

Rental Licensed Parcel Breakdown by Paid Units

■ condo
 ■ 4+ Units
 ■ 1 - 3 Units
 ■ non-condo



<u>Rental Licensed Parcels</u>	
Total Rental Licenses	389
Parcels with Rental Licenses	389
Rental Units	1,044
Average Rental Units	2.7
Rentals / Total Residential	13.3%

<u>Conversions and CHOWNs</u>	<u>2014</u>	<u>Last 5 Years</u>
Parcels with Conversions	25	90
Parcels with Change of Ownerships	03	42

<u>Rental License Applicants by Area of Residence:</u>	<u>Licenses</u>	<u>%</u>
Minneapolis	211	53.8%
St. Paul	08	2.0%
Rest of Metro Area	122	31.1%
Rest of Minnesota	08	2.0%
Out of State	41	10.5%
Out of Country	02	0.5%

<u>Rental Licensed Parcels by Paid Unit Counts</u>	<u>Parcels</u>	<u>%</u>	<u>Total %</u>
1 Unit	254	65.3%	65.3%
Condo Units	74	29.1%	
Non-Condo Units	180	70.9%	
2 Units	88	22.6%	87.9%
3 Units	07	1.8%	89.7%
4-5 Units	15	3.9%	93.6%
6-10 Units	09	2.3%	95.9%
11-15 Units	04	1.0%	96.9%
16-20 Units	02	0.5%	97.4%
21-30 Units	03	0.8%	98.2%
31+ Units	07	1.8%	100.0%
Grand Total	389	100%	100%

Linden Hills Profile

as of 9/10/15

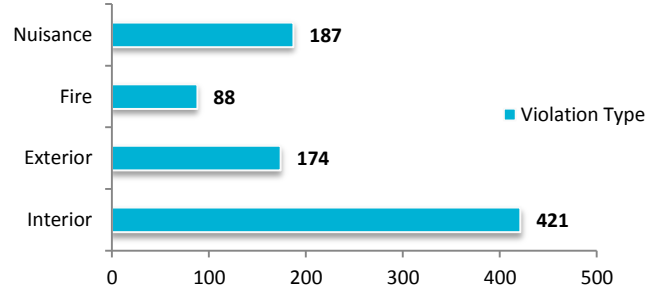


Housing Violations & Police

<u>Calls (Last 2 years)</u>	<u>Parcels</u>	<u>Violations</u>
All Violations	253	870
Interior Violations	112	421
Exterior Violations	67	174
Fire Violations	47	88
Nuisance Violations	149	187
Total Police Calls	428	1,924

**Police Call data only includes calls attributed to a parcel. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.*

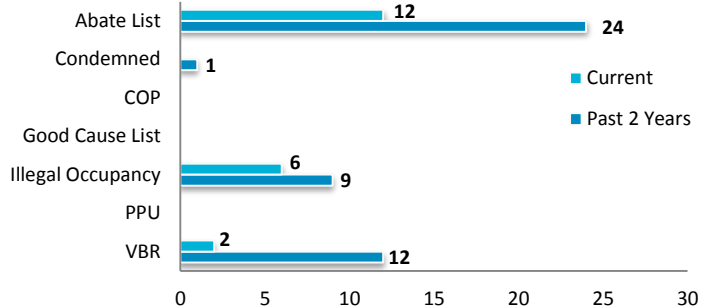
Violation Types (Last 2 Years)



<u>Parcels with Serious Flags</u>	<u>Past 2 years</u>	<u>Current</u>
VBR	12	02
Condemned	01	00
Illegal Occupancy	09	06
PPU	00	00
Good Cause List	00	00
COP	00	00
Abate List*	24	12

**Historical Abate List data is only available for the last year*

Parcels with Serious Flags

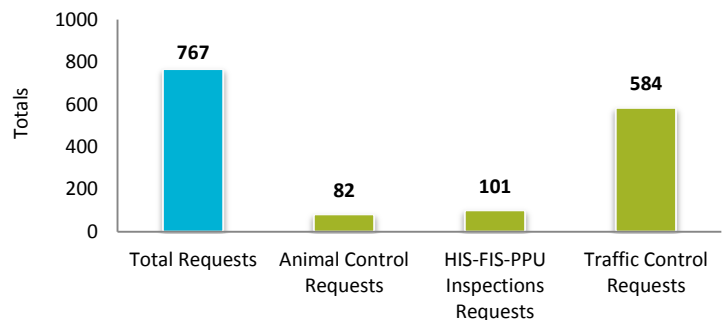


Regulatory Services 311

Service Requests

<u>(2014 Totals)</u>	<u>Requests</u>	<u>%</u>
Ward Total	2,035	100%
Total	767	37.7%
Animal Control	82	4.0%
HIS-FIS Inspections	101	4.9%
Traffic Control	584	28.7%

2014 Regulatory Services 311 Service Requests



Traffic Control Citations

<u>(2014 Totals)</u>	<u>Citations</u>	<u>%</u>
Ward Total	5,144	100%
Total	1,796	34.9%
Snow Emergency*	215	4.2%
Non-Snow Emergency	1,581	30.7%

**Snow Emergency citations span from December 2013 through March 2014*

Animal Care & Control

<u>Dangerous Dogs</u>	<u>Dogs</u>	<u>%</u>
Ward Total	03	7.9%
Total	01	2.6%

Linden Hills Demographic Profile



Linden Hills Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	8,130	1,721	6,408	3,766	4,363	3,753	3,579	174
Percentage	100.0%	21.2%	78.8%	46.3%	53.7%	100.0%	95.4%	4.6%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	6,982	327	378	5	204	0	234
Percentage	85.9%	4.0%	4.6%	0.1%	2.5%	0.0%	2.9%

Data Source:	2008-2012 American Community Survey									
Category:	Education					Language	Household Income			
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	46	430	1,287	2,278	1,865	6,685	921	788	685	2,150
Percentage	0.8%	7.3%	21.8%	38.6%	31.6%	87.9%	12.1%	21.7%	18.9%	59.3%

Notes:

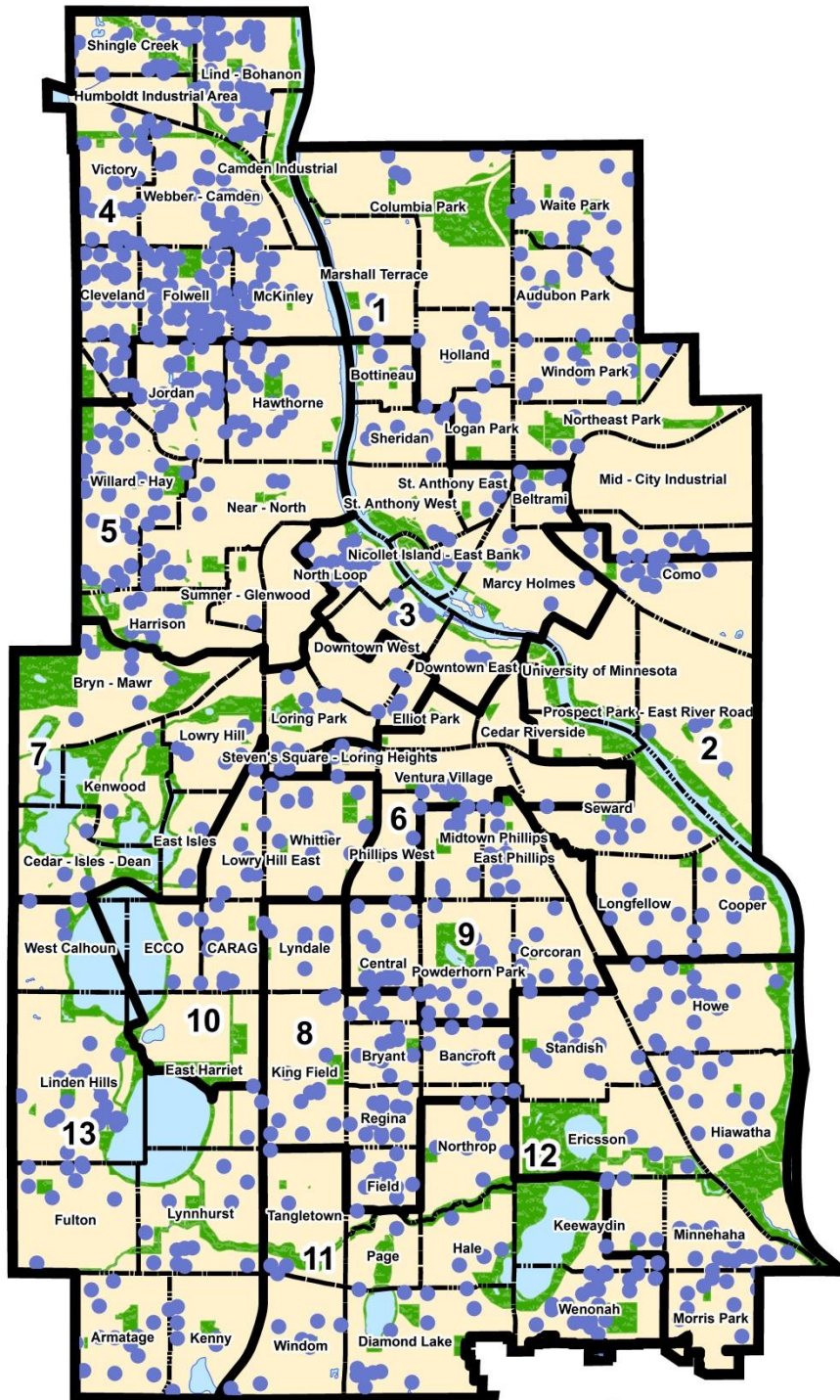
The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>

CPED <http://www.minneapolismn.gov/census/2010/index.htm>

Citywide Rental License Conversions in 2014



Legend

- Conversion Properties
- 1 Ward Boundaries
- Armatage Neighborhood Boundaries
- Parks
- Water Bodies

Summary

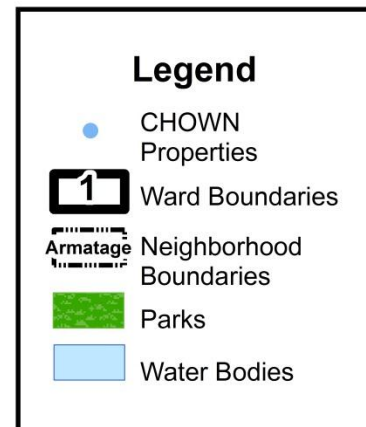
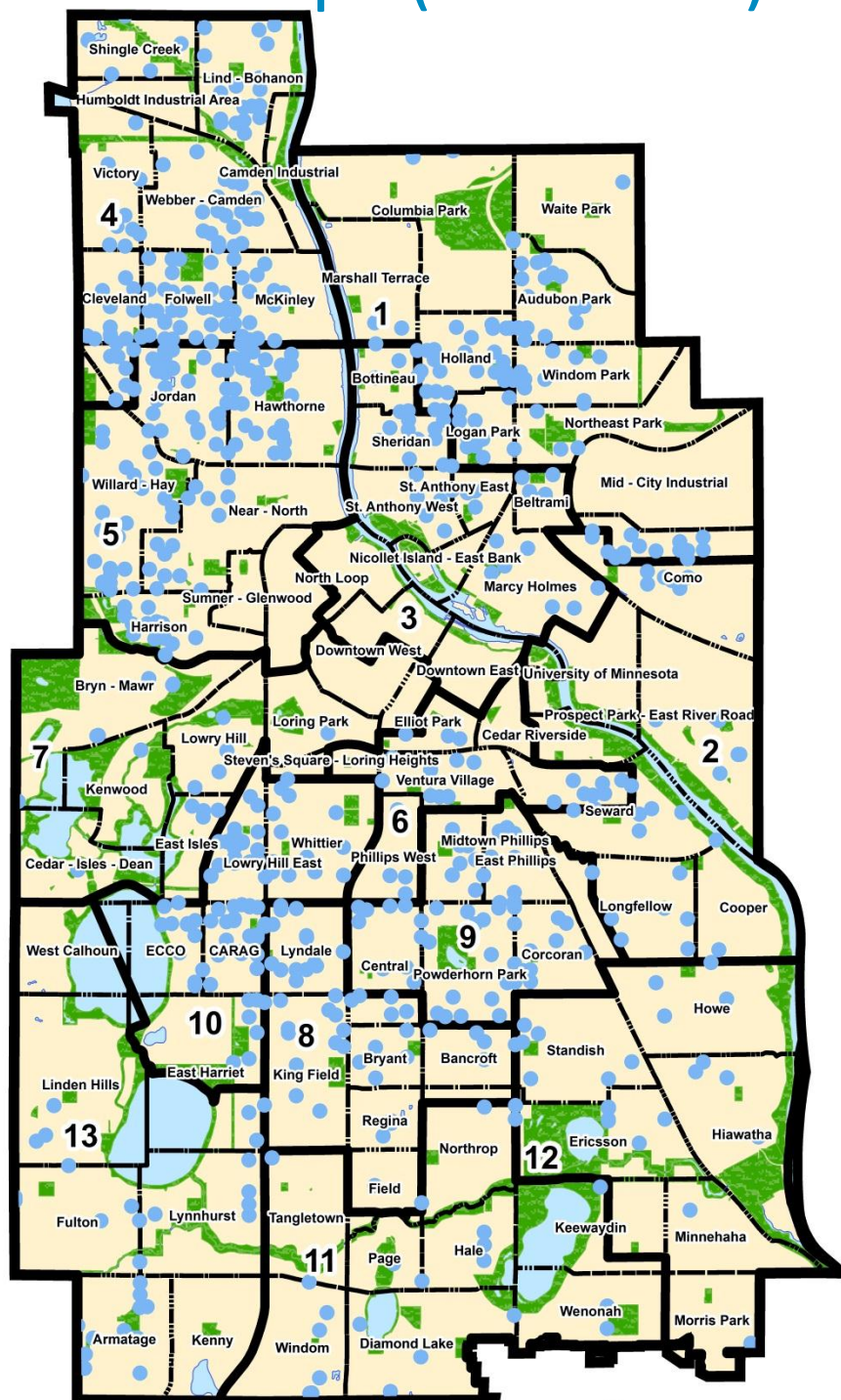
Ward	Conversions	Total Percentage of Properties
01	86	8.2%
02	44	4.2%
03	83	7.9%
04	253	24.2%
05	111	10.6%
06	18	1.7%
07	55	5.3%
08	69	6.6%
09	58	5.5%
10	37	3.5%
11	75	7.2%
12	83	7.9%
13	74	7.1%

Total Properties: 1,046

0 0.5 1 2 Miles



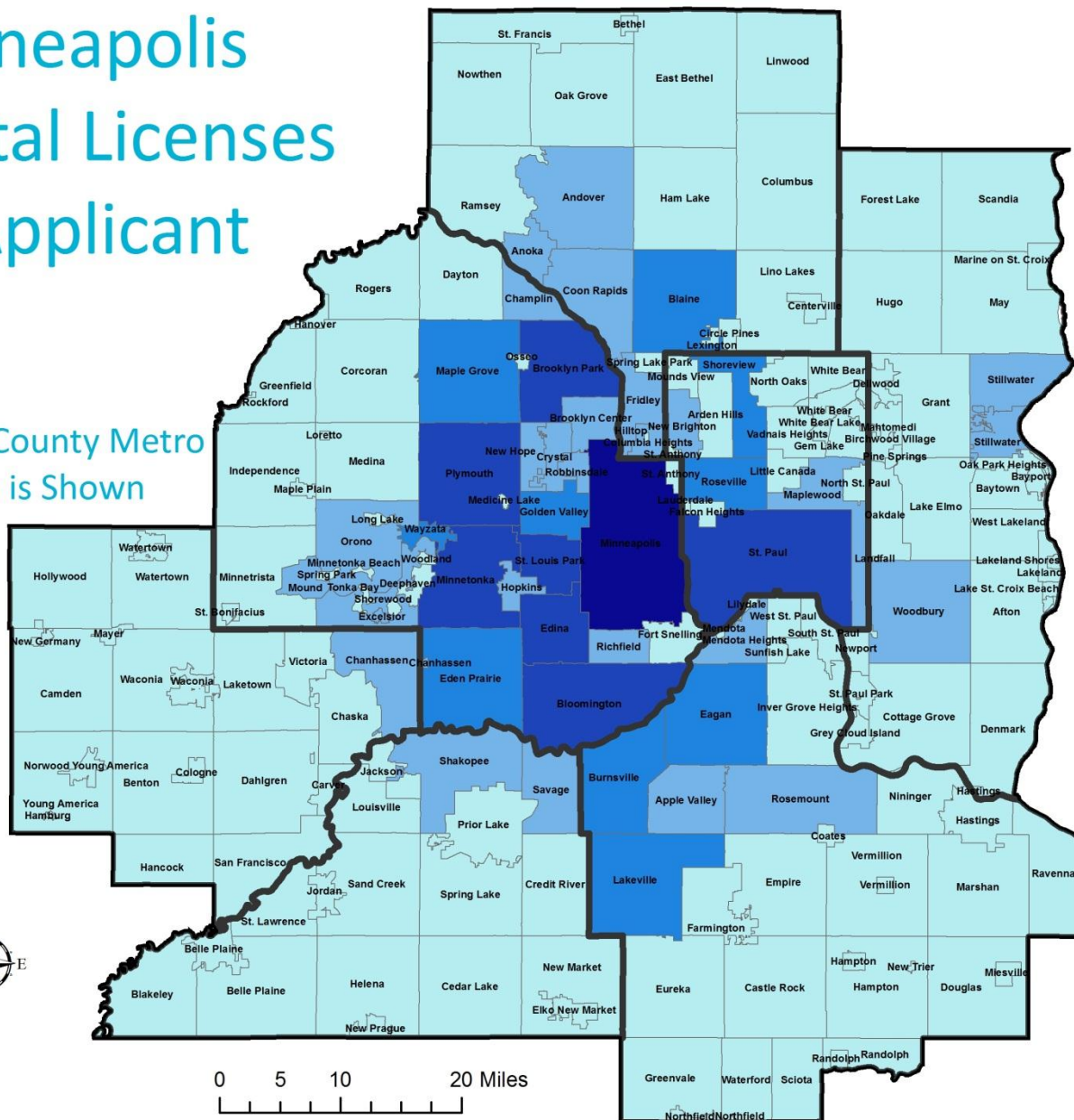
Citywide Rental License Change of Ownerships (CHOWNs) in 2014



Summary		
Ward	CHOWNs	Total Percentage of Properties
01	91	12.8%
02	31	4.4%
03	39	5.5%
04	130	18.3%
05	118	16.6%
06	30	4.2%
07	18	2.5%
08	48	6.7%
09	53	7.4%
10	74	10.4%
11	25	3.5%
12	24	3.4%
13	31	4.4%
Total Properties: 712		

Minneapolis Rental Licenses by Applicant City

*Only 7-County Metro Area is Shown



Legend

County Boundaries

Number of Rental Licenses by City

- 0-36 Rental Licenses
- 37-135 Rental Licenses
- 136-309 Rental Licenses
- 310-836 Rental Licenses
- 837+ Rental Licenses

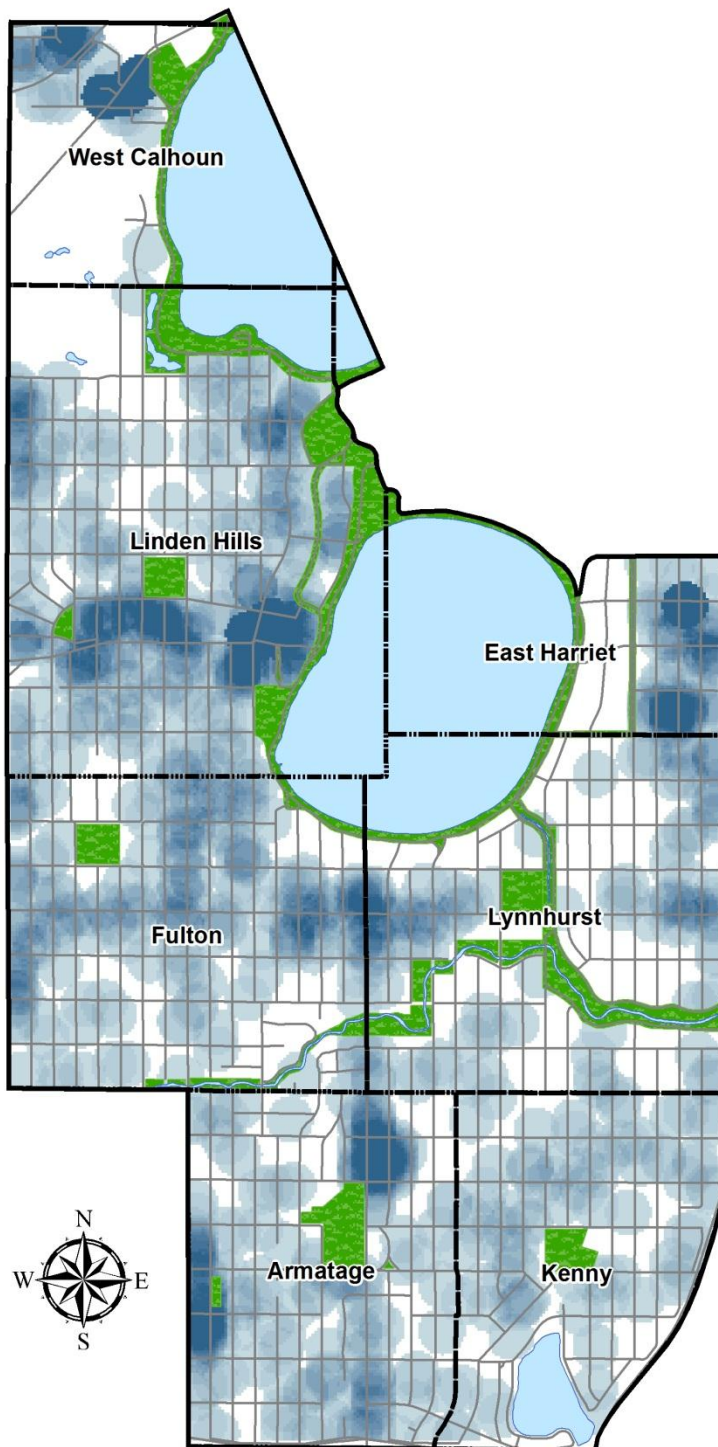
Location of Rental Licenses Applicants in Ward 13

Region	Total Number of Rental Licenses	% of Total Rental Licenses
Minneapolis & St. Paul	584	48.6%
7-County Metro Area	422	35.1%
Rest of Minnesota	20	1.7%
Out of State	166	13.8%
Out of Country	09	0.7%
Grand Total	1201	100.0%

Top Cities with the Most Rental Licenses in Minneapolis

City	Number of Rental Licenses
Minneapolis	11,573
St. Paul	836
Edina	572
Brooklyn Park	433
Plymouth	425
St. Louis Park	412
Bloomington	411
Minnetonka	389
Eden Prairie	309
Maple Grove	282
Total	15,642
% of Total Rental Licenses	73.0%

Ward 13 Rental Properties



Summary			
Neighborhood	Rental Licensed Properties	Total Rental Units	% of Total Ward Rental Properties
Armatage	198	357	16.7%
East Harriet	81	145	6.8%
Fulton	197	319	16.6%
Kenny	83	96	7.0%
Linden Hills	389	1044	32.7%
Lynnhurst	120	222	10.1%
West Calhoun	120	1232	10.1%
Totals	1,188	3415	100%

0 0.375 0.75 1.5 Miles

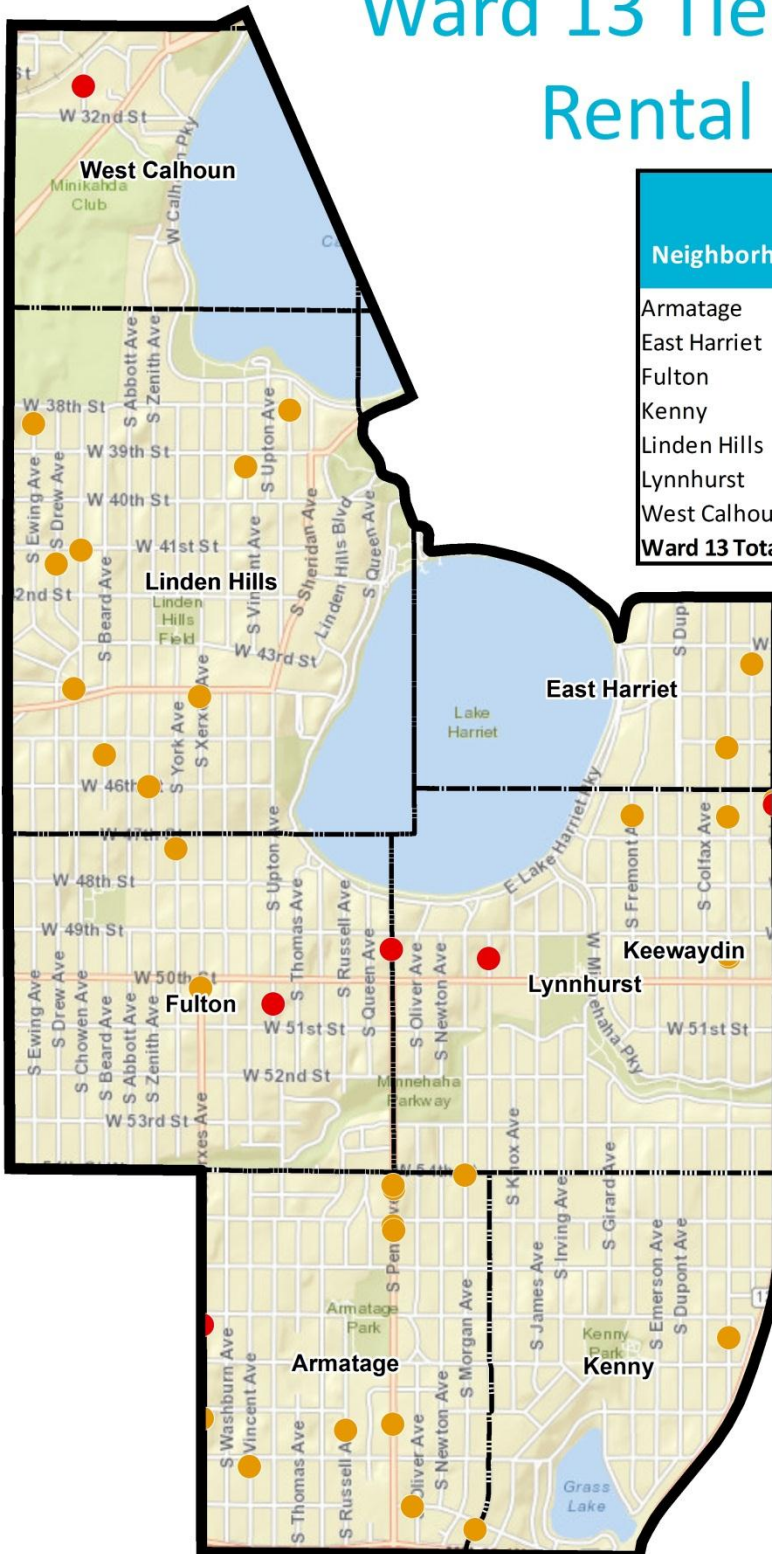
Linden Hills Rental Properties



0 0.125 0.25 0.5 Miles

Summary			
Neighborhood	Rental Licensed Properties	Total Rental Units	% of Total Ward Rental Properties
Linden Hills	389	1,044	32.7%
Ward Totals	1,188	3,415	100%

Ward 13 Tier 2 and Tier 3 Rental Licenses

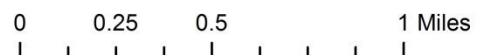


Summary				
Neighborhood	Tier 2 Licenses	Tier 3 Licenses	Total Licenses	% of Total Licenses
Armatage	11	01	12	31.6%
East Harriet	02	00	02	5.3%
Fulton	02	02	04	10.5%
Kenny	01	00	01	2.6%
Linden Hills	09	00	09	23.7%
Lynnhurst	06	02	08	21.1%
West Calhoun	00	02	02	5.3%
Ward 13 Totals	31	07	38	100.0%

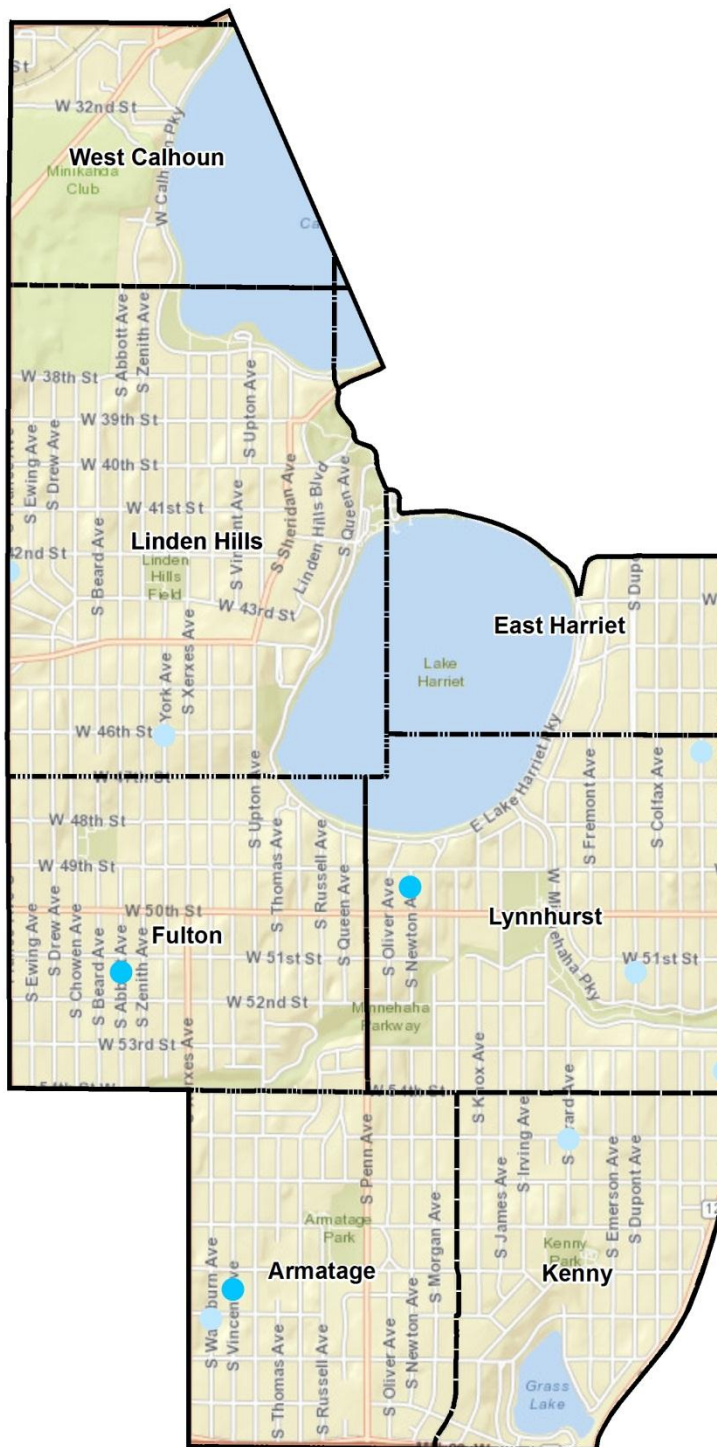


Legend

- Tier 3 Licenses
- Tier 2 Licenses
- 1 Ward Boundaries
- Neighborhood Boundaries



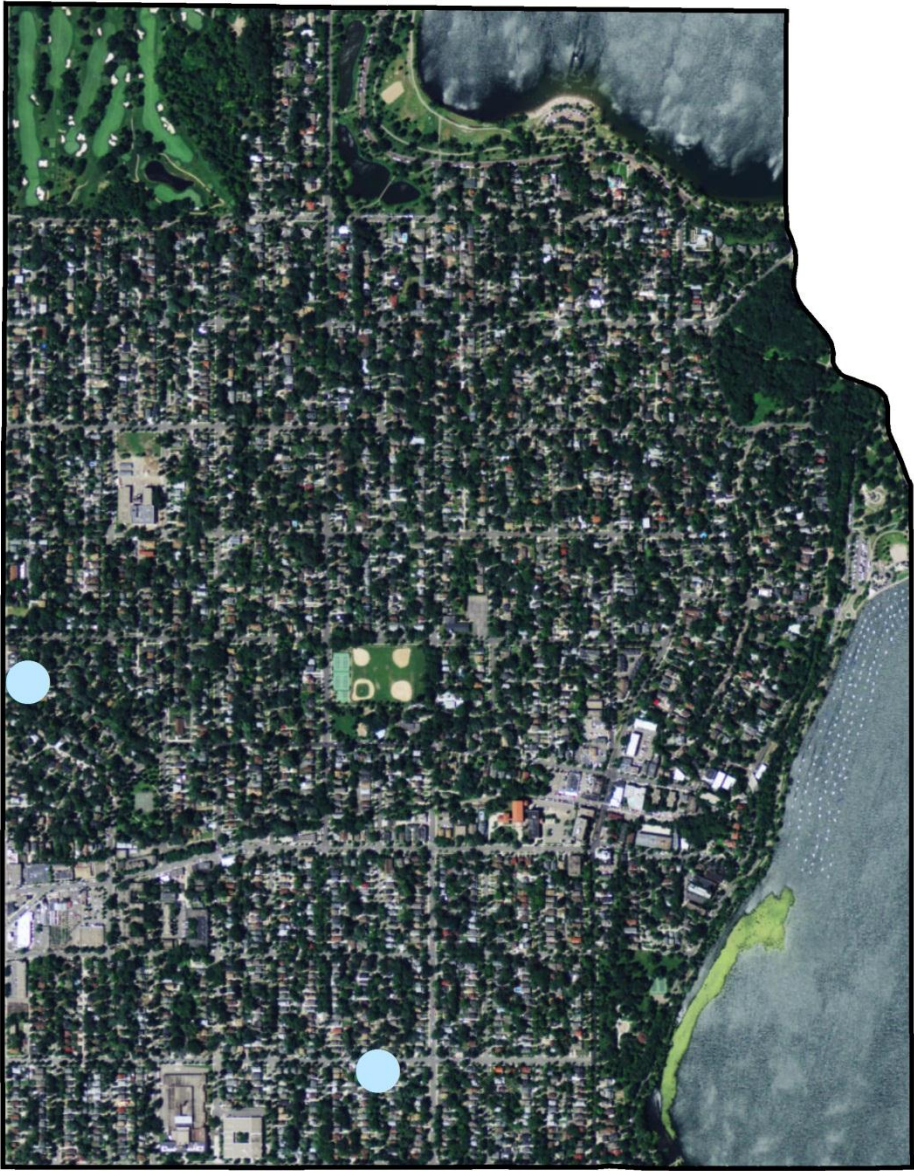
Ward 6 Condemned (CON) and Vacant (VBR) Properties



Legend	
●	VBR
●	CON & VBR
Armatage	Neighborhood Boundaries


Summary			
Neighborhood	CON	VBR	CON & VBR
Armatage	00	01	01
East Harriet	00	00	00
Fulton	00	00	01
Kenny	00	01	00
Linden Hills	00	02	00
Lynnhurst	00	03	01
West Calhoun	00	00	00
Ward Total	00	07	03


Linden Hills Condemned (CON) and Vacant (VBR) Properties



0 0.125 0.25 0.5 Miles

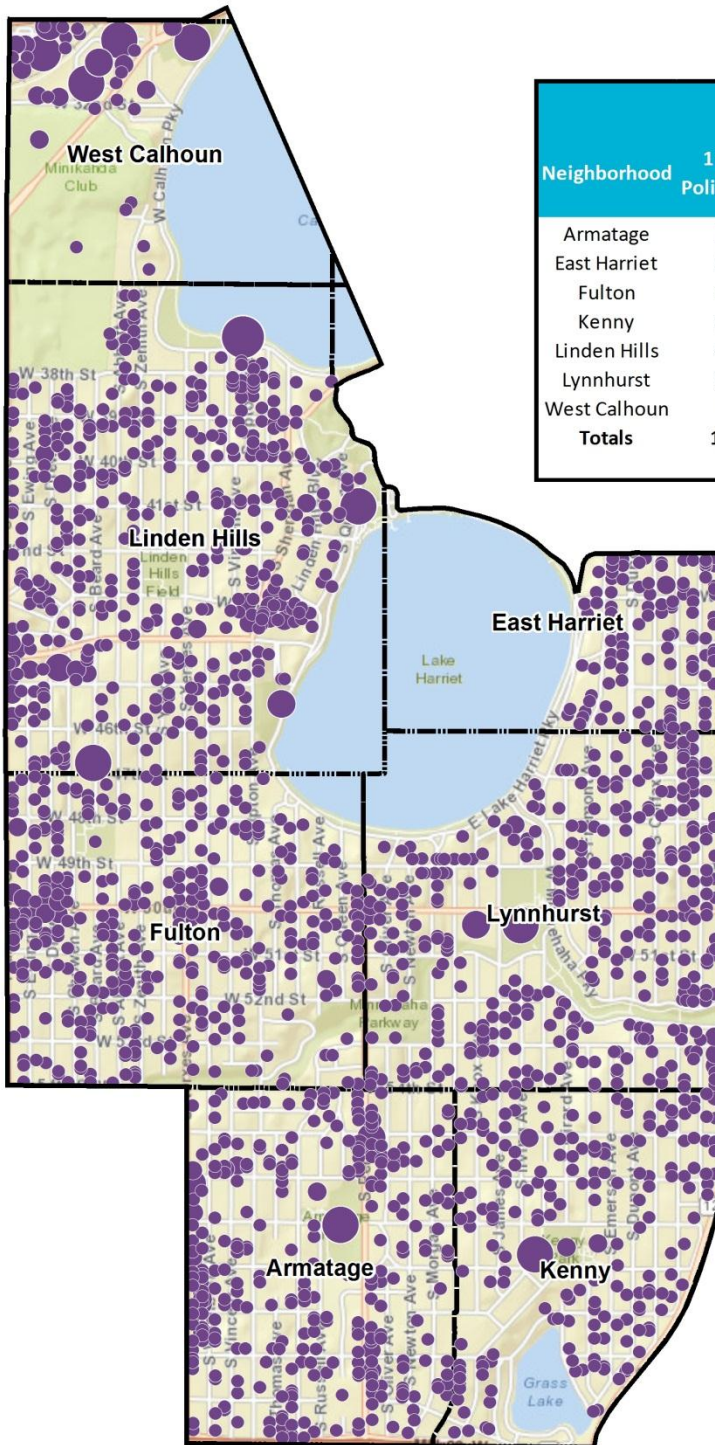
Legend

 VBR

 Neighborhood Boundaries

Summary			
Neighborhood	CON	VBR	CON & VBR
Linden Hills	00	02	00
Ward Total	00	07	03

Ward 13 Police Calls



Summary					
Neighborhood	1 to 10 Police Calls	11 to 30 Police Calls	31 to 50 Police Calls	51 to 200 Police Calls	201+ Police Calls
Armatage	281	16	02	01	00
East Harriet	108	01	00	00	00
Fulton	326	13	01	00	00
Kenny	176	04	00	01	00
Linden Hills	403	20	02	02	01
Lynnhurst	335	07	01	01	00
West Calhoun	20	09	02	04	00
Totals	1,649	70	08	09	01
Total Properties: 1,737					

Legend

Total Police Calls in the Last 2 Years

- 1 to 10 Police Calls
- 11 to 30 Police Calls
- 31 to 50 Police Calls
- 51 to 200 Police Calls
- 201+ Police Calls

Armatage Neighborhood Boundaries



0 0.25 0.5 1 Miles

Linden Hills Police Calls (Past 2 Years)



Legend

Total Police Calls in the Last 2 Years

- 1 to 10 Police Calls
- 11 to 30 Police Calls
- 31 to 50 Police Calls
- 51 to 200 Police Calls
- 201+ Police Calls



Neighborhood Boundaries



Summary

Neighborhood	1 to 10 Police Calls	11 to 30 Police Calls	31 to 50 Police Calls	51 to 200 Police Calls	201+ Police Calls
Linden Hills	403	20	02	02	01
Total Properties: 428					



Minneapolis
Regulatory Services

Created by the
City of Minneapolis
Department of Regulatory Services
Erik Lundborg - Intern
Data as of September 8, 2015

0 0.125 0.25 0.5 Miles

The map displays seven Minneapolis neighborhoods, each outlined in black and containing green dots representing specific locations. The neighborhoods and their approximate boundaries are:

- West Calhoun:** Located in the top left, bounded by W 32nd St to the north and W 40th St to the south. It includes the Minkanka Club and W Calhoun Pkwy.
- Linden Hills:** Located in the center, bounded by W 38th St to the north and W 46th St to the south. It includes Linden Hills Field and S Sheridan Ave.
- East Harriet:** Located on the right side, bounded by W 40th St to the north and W 51st St to the south. It includes Lake Harriet and E Lake Harriet Pkwy.
- Fulton:** Located in the bottom left, bounded by W 48th St to the north and W 53rd St to the south. It includes S Ewing Ave and S Xenex Ave.
- Lynnhurst:** Located in the center-right, bounded by W 50th St to the north and W 52nd St to the south. It includes S Oliver Ave and S Newton Ave.
- Armatage:** Located in the bottom left, bounded by W 52nd St to the north and W 53rd St to the south. It includes Armatage Park and S Penn Ave.
- Kenny:** Located in the bottom right, bounded by W 51st St to the north and W 52nd St to the south. It includes Kenny Park and S James Ave.

A scale bar and north arrow are located in the bottom right corner.

- Abate List Properties
- Neighborhood Boundaries

Neighborhood	Amount of Abate
Armatage	10
East Harriet	01
Fulton	09
Kenny	05
Linden Hills	12
Lynnhurst	09
West Calhoun	01
Ward Total	47

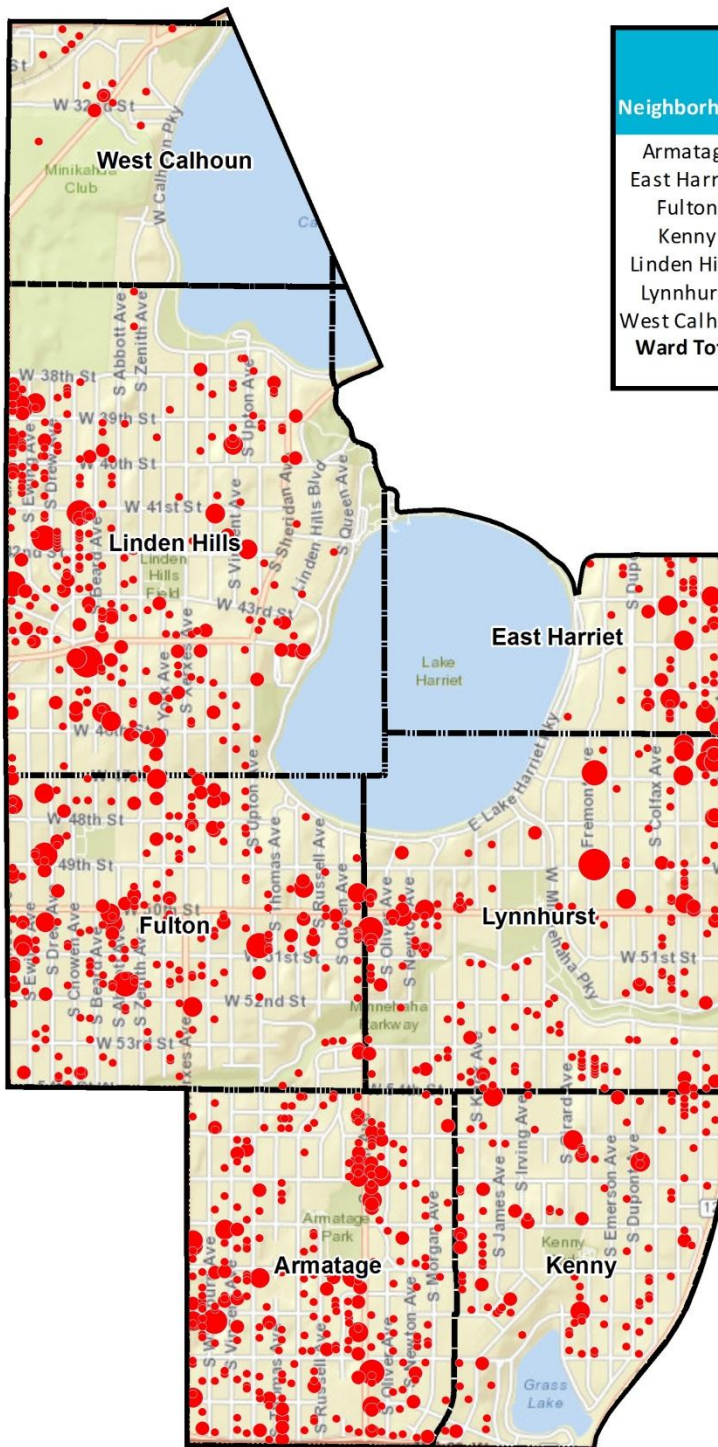


A number line representing distance in miles. The line starts at 0 and ends at 1.5. Major tick marks are labeled at 0, 0.375, 0.75, and 1.5. There are 8 equal intervals between 0 and 1.5, with minor tick marks at 0.1875, 0.5625, and 0.9375.

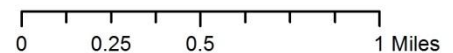
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 Created by the
City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
September 4, 2015

Ward 13 Housing Violations (Last 2 years)



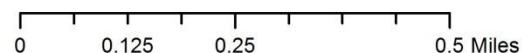
Summary					
Neighborhood	1-3 Violations	4-10 Violations	11-21 Violations	22-39 Violations	40+ Violations
Armatage	206	46	13	02	00
East Harriet	39	05	05	00	00
Fulton	162	41	10	03	00
Kenny	96	13	04	00	00
Linden Hills	187	51	11	03	01
Lynnhurst	130	24	11	03	01
West Calhoun	15	02	00	00	00
Ward Total	835	182	54	11	02
Total Properties: 1,084					



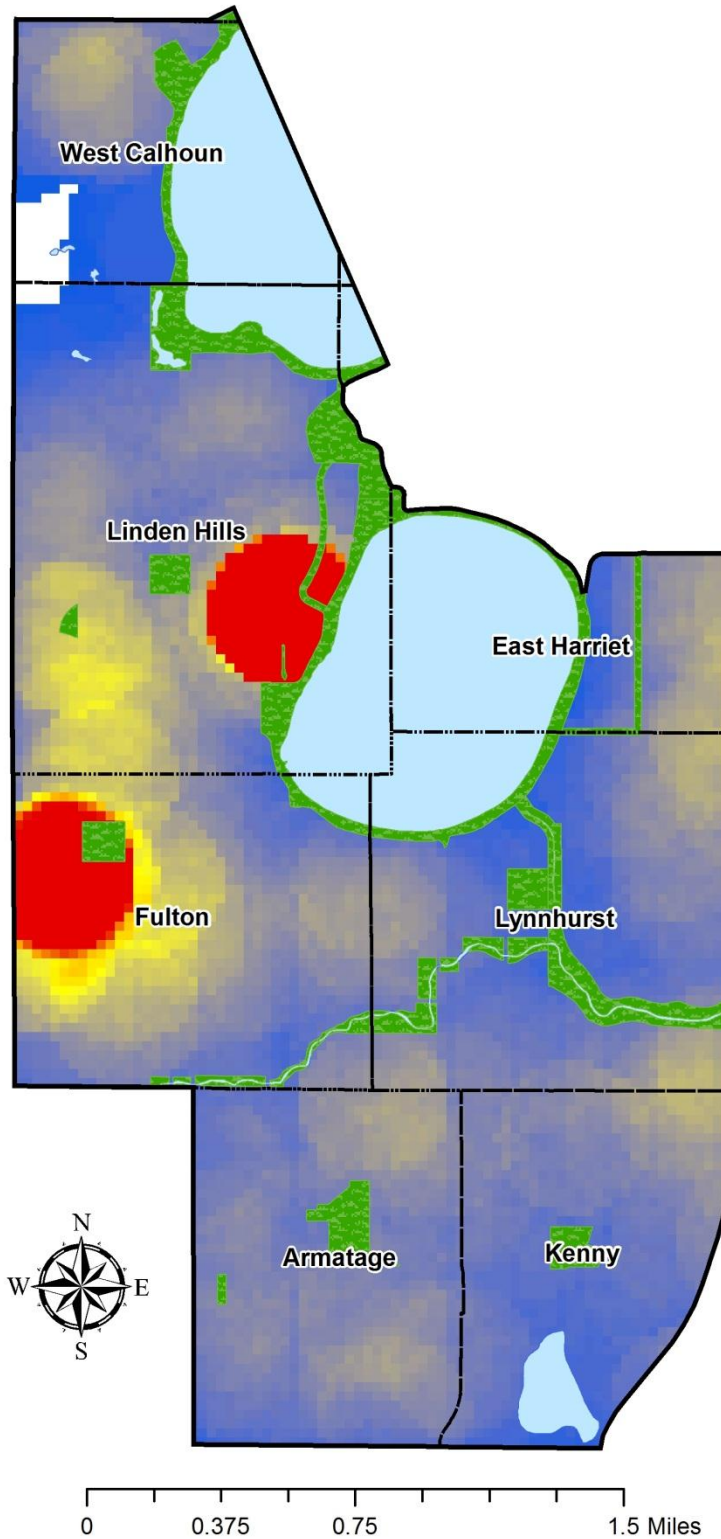
Linden Hills Housing Violations (Last 2 years)



Summary					
Neighborhood	1-3 Violations	4-10 Violations	11-21 Violations	22-39 Violations	40+ Violations
Linden Hills	187	51	11	03	01
Ward Total	835	182	54	11	02



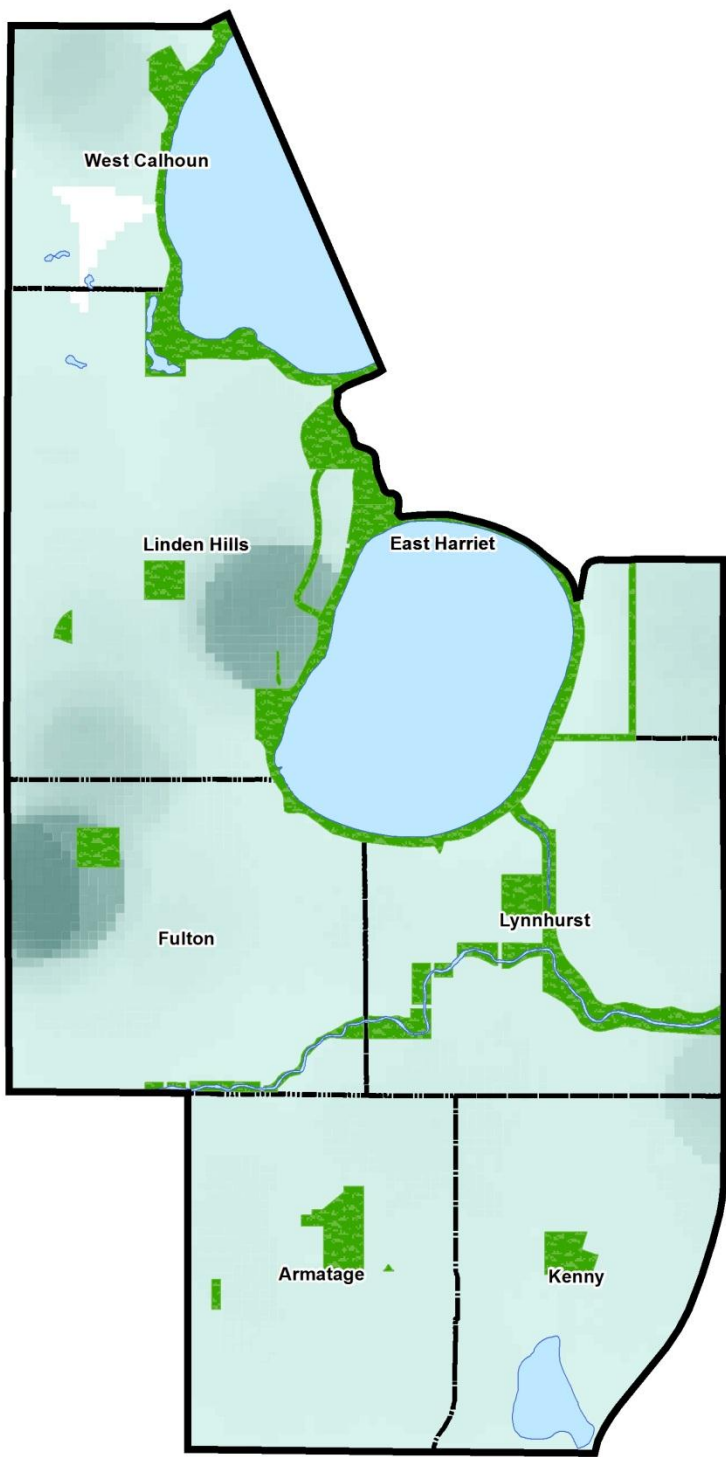
Ward 13 2014 311 Service Requests



Summary				
Neighborhood	Animal Control	FIS-HIS-PPU	Traffic Control	Grand Total
Armatage	52	89	71	212
East Harriet	14	15	34	63
Fulton	77	114	404	595
Kenny	38	42	55	135
Linden Hills	82	101	584	767
Lynnhusrt	47	69	76	192
West Calhoun	08	19	44	71
Total:	318	449	1,268	2,035

**Counts are based on complaints that are able to be mapped. Missing data accounts for less than 1% of 311 Complaints.

Ward 13 2014 Traffic Control Citations



Legend

Ward Boundaries

Neighborhood Boundaries

Parks

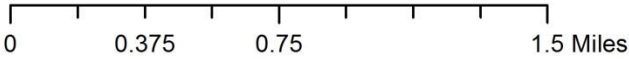
Water Bodies

Citation Concentration

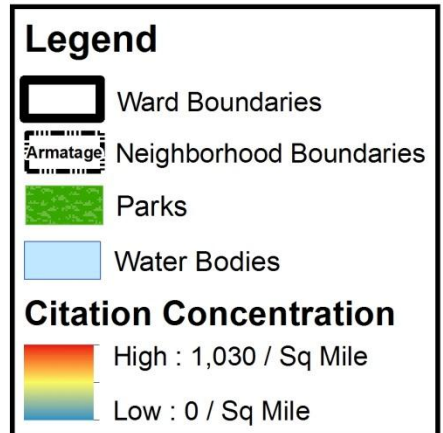
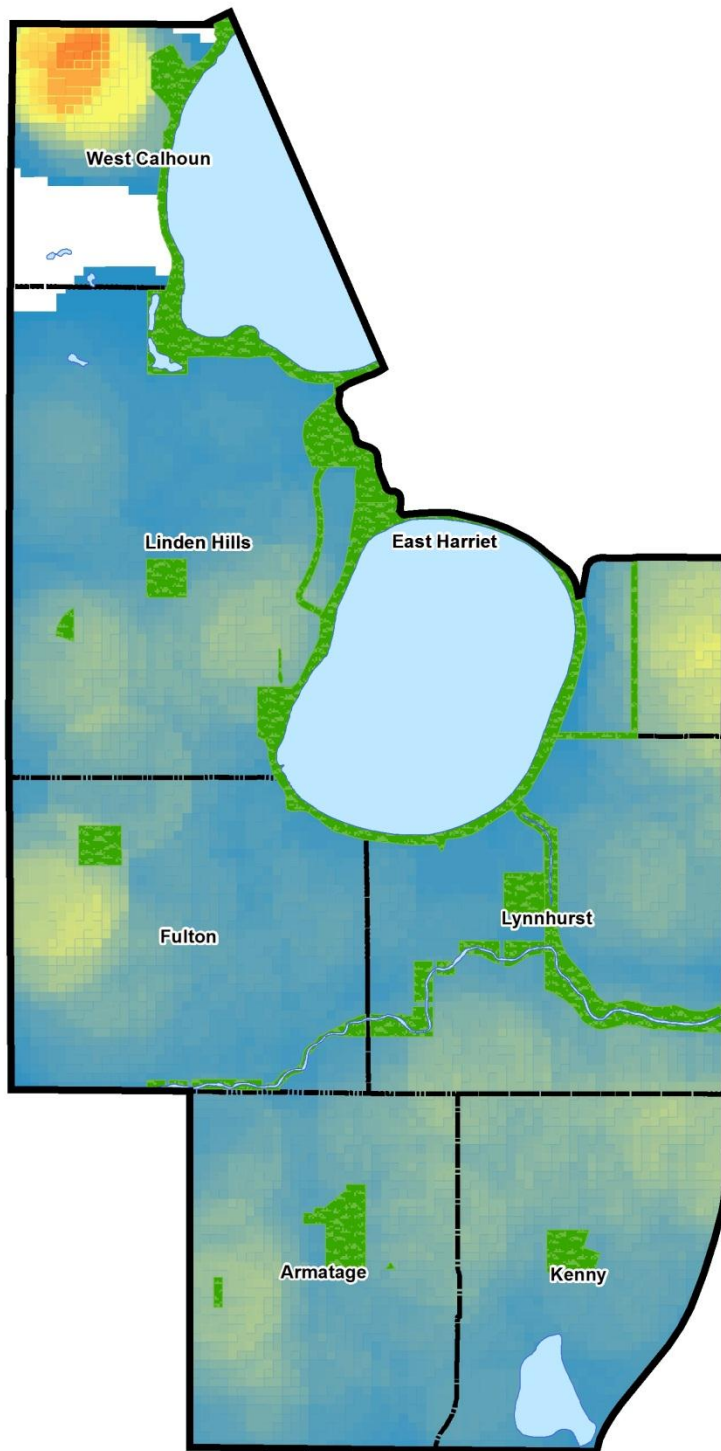
High : 21,800/Sq Mile

Low : 0/Sq Mile

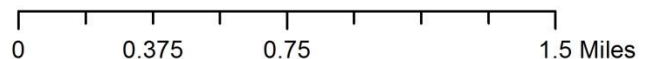
Summary		
Neighborhood	Traffic Control Citations	% of City Total
Armatage	323	0.1%
East Harriet	231	0.1%
Fulton	1,845	0.8%
Kenny	208	0.1%
Linden Hills	1,796	0.8%
Lynn Hurst	394	0.2%
West Calhoun	347	0.2%
Ward Total	5,144	2.3%
City Total	224,640	100%



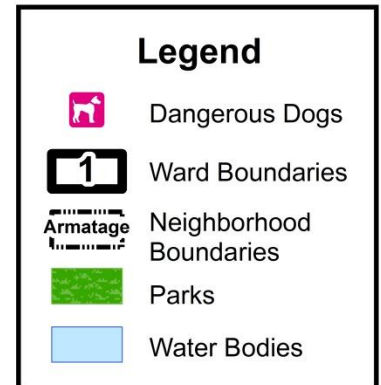
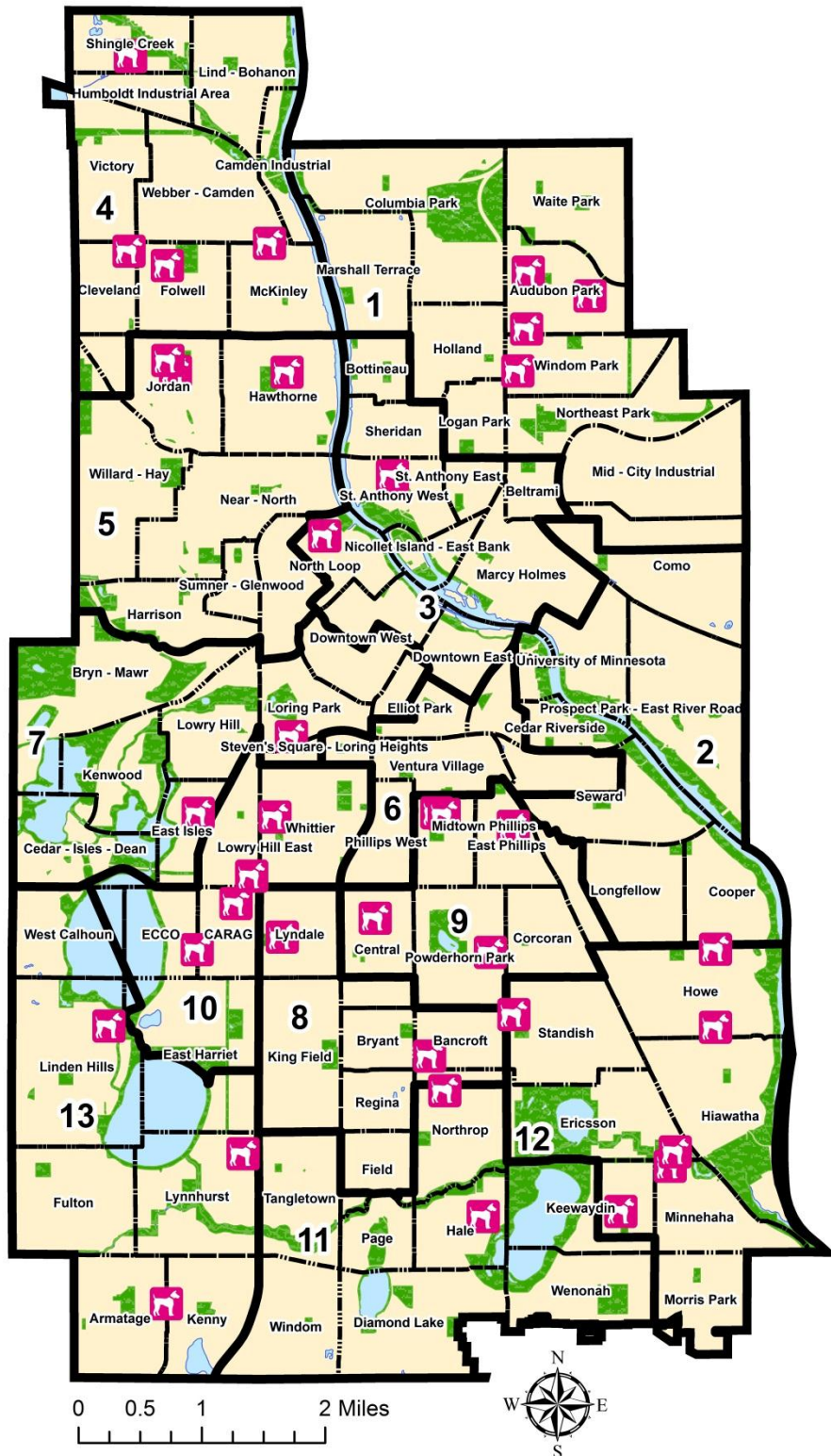
Ward 13 2013-2014 Traffic Control Winter Snow Emergency Citations



Summary		
Neighborhood	Snow Emergency Citations	% of City Total
Armatage	205	0.6%
East Harriet	92	0.3%
Fulton	208	0.6%
Kenny	164	0.5%
Linden Hills	215	0.6%
Lynnhurst	175	0.5%
West Calhoun	160	0.5%
Ward Total	1,219	3.5%
City Total	35,234	100%



Citywide Dangerous Dogs



Summary

Ward	Dangerous Dogs	Percentage of Total Dangerous Dogs
01	04	10.5%
02	00	0.0%
03	02	5.3%
04	05	13.2%
05	03	7.9%
06	00	0.0%
07	02	5.3%
08	02	5.3%
09	05	13.2%
10	04	10.5%
11	02	5.3%
12	06	15.8%
13	03	7.9%
Total Dangerous Dogs: 38		

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

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Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>

See more Profiles:

<http://www.ci.minneapolis.mn.us/regservices/profiles>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control